



**Planning Commission**  
**July 11, 2017 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

Greg Anderson  
Fayez Kazi – Vice-Chair  
Karen McGraw  
Tom Nuckols  
Stephen Oliver – Chair  
Angela De Hoyos Hart  
James Schissler – Parliamentarian  
Patricia Seeger

James Shieh – Secretary  
Jeffrey Thompson  
Jose Vela III  
Trinity White  
Nuria Zaragoza  
William Burkhardt – Ex-Officio  
Richard Mendoza – Ex-Officio  
Ann Teich – Ex-Officio

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from June 27, 2017.

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0005.02 - Montopolis - Ben White FLUM Amendment; District 3](#)

Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd.

Agent: Coats Rose, PC (John M. Joseph)

Request: Industry to Mixed Use (Tracts 1 & 2) and Commercial (Tract 3) land use

Staff Rec.: **Not recommended. Postponement request by Applicant to August 8, 2017.**

Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
  
- 2. Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3](#)

Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)

Agent: Coats Rose, PC (John M. Joseph)

Request: LI-NP to CS-MU-NP for Tracts 1 & 2, LI-NP to CS-NP for Tract 3

Staff Rec.: **Not recommended. Postponement request by the Applicant to August 8, 2017.**

Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
  
- 3. Restrictive Covenant Termination:** [C14-78-220\(RCT\) - Montopolis - Ben White Subdivision; District 3](#)

Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)

Agent: Coats Rose, PC (John M. Joseph)

Request: To terminate the provision restricting this property to only commercial uses and the requirement for a Planned Development Area Agreement.

Staff Rec.: **Recommended. Postponement request by the Applicant to August 8, 2017.**

Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

4. **Plan Amendment:** [\*\*NPA-2016-0016.04 - The Rail Spur Building; District 3\*\*](#)  
 Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area  
 Owner/Applicant: Tom Calhoon  
 Agent: Land Use Solutions, LLC (Michele Haussmann)  
 Request: Office and Mixed Use to Commercial and Mixed Use land uses  
 Staff Rec.: **Postponement request by the Staff to August 8, 2017**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
5. **Rezoning:** [\*\*C14-2017-0020 - The Rail Spur Building; District 3\*\*](#)  
 Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area  
 Owner/Applicant: Tom Calhoon  
 Agent: Land Use Solutions, LLC (Michele Haussmann)  
 Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP  
 Staff Rec.: **Postponement request by the Staff to August 8, 2017**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
6. **Plan Amendment:** [\*\*NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3\*\*](#)  
 Location: 3212 East Cesar Chavez Street & 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area  
 Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation  
 Agent: Husch Blackwell (Nikelle Meade)  
 Request: Commerical and Industry to Multifamily and Mixed Use land use (application amended on April 25, 2017)  
 Staff Rec.: **Mixed Use on the entire tract**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
7. **Rezoning:** [\*\*C14-2016-0079 - 3212 E. Cesar Chavez; District 3\*\*](#)  
 Location: 3212 East Cesar Chavez Street, 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area  
 Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation  
 Agent: Husch Blackwell (Nikelle Meade)  
 Request: CS-CO-NP and LI-CO-NP to MF-6-CO-NP and CS-MU-CO-NP, as Amended  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

8. **Plan Amendment:** [NPA-2017-0009.01 - 1139-1/2 Poquito St., District 1](#)  
 Location: 1139-1/2 Poquito Street, Boggy Creek Watershed  
 Owner/Applicant: City of Austin, Planning and Zoning Department (Maureen Meredith)  
 Agent: Maureen Meredith  
 Request: Single Family to Multifamily land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
9. **Rezoning:** [C14-2017-0013 - 1139-1/2 Poquito Street; District 1](#)  
 Location: 1139-1/2 Poquito Street, Boggy Creek Watershed; Central East Austin NP Area  
 Owner/Applicant: Poquito Rex, LLC (Rex Bowers)  
 Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)  
 Request: SF-3-NP to MF-4-NP  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
10. **Rezoning:** [C14H-2017-0055 - 500 Montopolis; District 1](#)  
 Location: 500 Montopolis Drive, Country Club East Creek Watershed; Central East Austin NP Area; Montopolis NP Area  
 Owner/Applicant: KEEP Investment Group, LLC (Austin Stilwell)  
 Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)  
 Request: SF-3-NP to GR-MU-H-NP and GR-MU-NP  
 Staff Rec.: **Recommended; Postponement request by Staff to August 8, 2017**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
11. **Rezoning:** [C14-2016-0136 - Broadmoor; District 7](#)  
 Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet/Gateway TOD  
 Owner/Applicant: Brandywine Austin LLC (Leon Shadowen)  
 Agent: Drenner Group (Dave Anderson)  
 Request: NBG-CMU-NP to NBG-TOD-NP  
 Staff Rec.: **Recommendation Pending; Indefinite postponement request by Staff**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department

- 12. Rezoning:** [C14-2017-0050 - 1501 Airport Commerce Drive Rezoning; District 3](#)  
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area  
 Owner/Applicant: W2 Hill ACP II LP (Steven Freche)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning  
 Staff Rec.: **Recommendation Pending**  
 Staff: [Andrew Moore](#), 512-974-7604  
 Planning and Zoning Department
- 13. Rezoning:** [C14-2017-0061 - Velocity - E 12th Street; District 1](#)  
 Location: 705 E 12th Street, Waller Creek Watershed; Downtown  
 Owner/Applicant: Velocity (Debbie Mitchell)  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: CS to CBD  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
- 14. Rezoning:** [C14-2017-0071 - 5303 Zoning 2017; District 4](#)  
 Location: 5303 Avenue F, Waller Creek Watershed; North Loop NP Area  
 Owner/Applicant: Robert J A Dunbar  
 Agent: Ruby Anne Designs (Michael Winningham)  
 Request: LR-CO-NP to SF-3-NP  
 Staff Rec.: **Recommendation of LR-MU-CO-NP**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
- 15. Code Amendment:** [C20-2017-003 - Signs](#)  
 Request: Consider an ordinance amending the Land Development Code, Chapters 25-10 and 25-2, relating to the regulation of signs.  
 Staff Rec.: **Recommended**  
 Staff: [Brent Lloyd](#), 512-974-2974,  
 Law Department
- 16. Resubdivision:** [C8-2016-0141.0A - Resubdivision of Lot 7, Block B, Schieffer Place, Section 5; District 9](#)  
 Location: 3901 Brookview Road, Boggy Creek Watershed; Upper Boggy Creek NP Area  
 Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)  
 Agent: BDB Ventures, LLC (Dale Thornton)  
 Request: Approval of the resubdivision of one lot into a three lot subdivision on 0.634 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department

- 17. Resubdivision:** [C8-2016-0102.0A - Theodore Low Heights; District 5](#)  
Location: 3200 Clawson Avenue, West Bouldin Creek Watershed; South Lamar NP Area  
Owner/Applicant: Clawson Development LLC, (Muazaz Younes)  
Agent: Vincent Gerard & Associates, Inc. (Vincent Huebinger)  
Request: Approval of the resubdivision of Lot 5, Theodore Low Heights, comprised of two flag lots and one regular lot on 0.81 acre, including a variance for the two flag lots.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 18. Resubdivision:** [C8-2015-0239.0A - Manor Townhomes Subdivision; District 1](#)  
Location: 6211 Manor Road, Little Walnut Creek Watershed; East MLK Combined (Pecan Springs-Springdale) NP Area  
Owner/Applicant: 6211 Manor Road LLC (Audrey Derevianko)  
Agent: Perales Engineering (Jerry Perales)  
Request: Approve a resubdivision of part of one lot with unplatted land into two lots on 2.471 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
- 19. Plat Vacation:** [C8S-84-111\(VAC\) - Houston Street Subdivision Section 2 Vacation; District 7](#)  
Location: 826 Houston Street, Waller Creek Watershed; Brentwood NP Area  
Owner/Applicant: Houla, LLC (Daryl Kunik)  
Agent: Bad Kitty Inc. (Ann Armstrong)  
Request: Approval of the final plat vacation consisting of one lot on 0.709 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
- 20. Final Plat with Preliminary Plan:** [C8J-2016-0112.1A - Stoney Ridge Phase C, Section 3 Final Plat; District 2](#)  
Location: 7110 Heine Farm Road (between Ross Rd & Heine Farm Rd), Dry Creek East Watershed; Moore's Crossing MUD  
Owner/Applicant: SR Development, Inc. (Bill Gurasich)  
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)  
Request: Approve a final plat out of an approved preliminary plan consisting of 71 lots on 13.843 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

21. **Resubdivision - Final Plat:** [C8-2016-0244.0A - Resubdivision of Lots A and B, D. E. Grieder Addition; District 1](#)  
 Location: 3200 Northeast Drive, Little Walnut Creek Watershed; University Hills NP Area  
 Owner/Applicant: MAFAB Designs LLC (Moody Andrews)  
 Agent: Prossner and Associates, Inc. (Kurt Prossner)  
 Request: Approval of resubdivision of Lots A and B, D. E. Grieder Addition, a resubdivision of 2 lots to 3 lots for residential use on 0.47 acres  
 Staff Rec.: **Recommended.**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
22. **Final Plat with Preliminary:** [C8-04-0043.08.4A.SH - Mueller Section 2C-3; District 9](#)  
 Location: 3600 Manor Road, Boggy Creek Watershed; RMMA  
 Owner/Applicant: City of Austin  
 Agent: David Miller (Stantec)  
 Request: The applicant proposes to subdivide 1 lot out of an approved preliminary and extend right-of-way for Simond Ave.  
 Staff Rec.: **Recommended.**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
23. **Final Plat - VARIANCE ONLY:** [C8-2016-0187.0A - Mariposa Flats; District 3](#)  
 Location: 1901 Mariposa Drive, Lady Bird Lake Watershed  
 Owner/Applicant: Richard Bruggeman  
 Agent: LJA Engineering, Inc. (Danny Miller)  
 Request: The applicant requests a variance from Section 25-4-151 to not align and extend existing adjacent streets. The applicant proposes to not extend Mariposa Drive.  
 Staff Rec.: **Recommended.**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
24. **Final Plat with Preliminary:** [C8-04-0043.09.2A.SH - Mueller Section 2](#)  
 Location: 3600 Manor Road, Boggy Creek Watershed; RMMA  
 Owner/Applicant: Austin Modern Lofts Management, LLC (Ross Wang)  
 Agent: Doucet & Associates, Inc. (Davood Salek, P.E.)  
 Request: Approval of the Mueller Section 2 Final Plat composed of 9 lots on 0.97 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

25. **Final Plat - Resubdivision:** [C8-2017-0143.0A - Penn Heights Two](#)  
 Location: 3409 Pennsylvania Avenue, Boggy Creek Watershed; East MLK Combined NP Area  
 Owner/Applicant: Scott Way  
 Agent: Southwest Engineers, Inc. (Travis Flake)  
 Request: Approval of the Penn Heights Two Final Plat composed of 2 lots on 0.27 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Final Plat - Resubdivision:** [C8-2017-0141.0A - Belcher Resubdivision of Block 12 Glenwood Addition, Resubdivision of Portions of Lots 7 and 8](#)  
 Location: 1608 Maple Avenue, Boggy Creek Watershed; Chestnut NP Area  
 Owner/Applicant: MX3 HOMES, LLC (Sal Martinez)  
 Agent: Southwest Engineers (Alberto Gutierrez)  
 Request: Approval of Belcher Resubdivision of Block 12 Glenwood Addition, Resubdivision of Portions of Lots 7 and 8 composed of 3 lots on 0.24 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
27. **Final Plat:** [C8-2017-0140.0A - Flores-Gonzalez Subdivision](#)  
 Location: 10311 Ray Avenue, Little Walnut Creek Watershed; North Austin Civic Association NP Area  
 Owner/Applicant: Carlos Flores  
 Agent: Genesis 1 Engineering (George Gonzalez)  
 Request: Approval of Flores-Gonzalez Subdivision composed of 2 lots on 0.38 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### **D. BRIEFINGS**

1. [Mayor's Task Force on Institutional Racism and Systemic Inequities](#)  
 Informative briefing and presentation of findings by members of the Mayor's Task Force on Institutional Racism and Systemic Inequities

#### **E. NEW BUSINESS**

#### **E. ITEMS FROM COMMISSION**

## **1. CodeNEXT**

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

## **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Land Development Code Advisory Group](#)

[Small Area Planning Joint Committee](#)

## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2017 PLANNING COMMISSION MEETING SCHEDULE**

January 10, 2017	July 11, 2017
January 24, 2017	July 25, 2017
February 14, 2017	August 8, 2017
February 28, 2017	August 22, 2017
March 14, 2017	September 12, 2017
March 28, 2017	September 26, 2017
April 11, 2017	October 10, 2017
April 25, 2017	October 24, 2017
May 9, 2017	November 14, 2017
May 23, 2017	November 28, 2017
June 13, 2017	December 12, 2017
June 27, 2017	